

\$799,990 - 13928 Aviation PI, HERNDON

MLS® #VAFX2273972

\$799,990

4 Bedroom, 4.00 Bathroom, 2,528 sqft

Residential on 0.03 Acres

ARPINA VALLEY, HERNDON, VA

Come say hello to your new dream home! This brand new incredible TOWNHOME by Van Metre Homes at ARPINA VALLEY is available for you to call home IMMEDIATELY! Step into luxurious living with the TALLY 20-R2 floorplan by Van Metre Homes, where comfort meets elegance across four meticulously designed levels spanning 2,528 square feet. Boasting 4 bedrooms and 3 full plus 2 half bathrooms, this brand-new residence offers the height of modern convenience. Enter through the inviting foyer and ascend to the main level, where an open layout beckons. Separating the spacious great room and inviting dining room is a central, premier kitchen equipped with upgraded cabinets, quartz countertops, tile backsplash, spacious island, and stainless-steel appliances. The walkout balcony is located just off the great room and provides an ideal space to get some fresh air. Ascend to the upper level and discover a haven of relaxation in the expansive primary suite, complete with a generous walk-in closet and a luxurious 4-piece bathroom featuring double sinks and an oversized, frameless shower with a built-in seat. Two additional bedrooms and another full bath, along with a convenient upstairs laundry room, ensure every need is met with ease on this floor. But the luxury doesn't end there. Ascend to the top level and be captivated by an oversized bedroom with ensuite full bathroom, and larger walk in closet. This level allows showcases a private a roof terrace, an ideal space for



effortless entertaining of family and friends. The ground level of this exceptional home offers versatility and functionality, boasting welcoming foyer and a large recreation room and half bathroom, perfect for meeting the needs of your lifestyle. This level also provides easy access to the finished 2-car, rear-load garage. Being a new build, your home is constructed to the highest energy efficiency standards, comes with a post-settlement warranty, and has never been lived in before! The TALLY 20-R2 floorplan presents an unparalleled opportunity to indulge in contemporary living at its finest. Make your move now. Schedule an appointment today! ----- Discover the allure of Arpina Valley, a new townhome community in Herndon that exceeds all expectations. Designed for modern convenience and commuter-friendly living, Arpina Valley connects you effortlessly to Route 28, the Dulles Greenway, and Dulles International Airport—ensuring you’re well-connected to everything Northern Virginia has to offer. Thoughtfully crafted floorplans provide flexible living spaces for your lifestyle, while community amenities invite you to relax, connect, and thrive. Embrace a lifestyle where new adventures are always within reach, and make Arpina Valley your gateway to exceptional living. ----- Take advantage of closing cost assistance by choosing Intercoastal Mortgage and Walker Title. ----- Other homes sites and delivery dates may be available. ----- Pricing, incentives, and homesite availability are subject to change. Photos are used for illustrative purposes only. For details, please consult the Community Experience Team.

Built in 2025

Essential Information

MLS® #	VAFX2273972
Price	\$799,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	2,528
Acres	0.03
Year Built	2025
Type	Residential
Sub-Type	Interior Row/Townhouse
Style	Transitional
Status	Active

Community Information

Address	13928 Aviation Pl
Subdivision	ARPINA VALLEY
City	HERNDON
County	FAIRFAX-VA
State	VA
Zip Code	20171

Amenities

Amenities	Pantry, Recessed Lighting, Tub Shower, Upgraded Countertops, Walk-in Closet(s), Stall Shower, Master Bath(s), Attic, Carpet, Washer/Dryer Hookup
Parking	Asphalt Driveway
# of Garages	2
Garages	Garage - Rear Entry

Interior

Interior Features	Floor Plan-Open, Efficiency
Appliances	Built-In Microwave, Dishwasher, Disposal, Energy Star Appliances, Stainless Steel Appliances, Oven-Wall, Refrigerator, Water Heater, Cooktop, Freezer, Icemaker
Heating	Forced Air, Programmable Thermostat
Cooling	Central A/C, Programmable Thermostat
# of Stories	4
Stories	4

Exterior

Exterior	Brick Front, Combination, Composition
Exterior Features	Exterior Lighting, Gutter System, Sidewalks, Balcony
Windows	Energy Efficient, Insulated, Low-E, Screens, Vinyl Clad
Roof	Architectural Shingle
Foundation	Other

School Information

District	FAIRFAX COUNTY PUBLIC SCHOOLS
Elementary	LUTIE LEWIS COATES
Middle	CARSON
High	WESTFIELD

Additional Information

Date Listed	October 9th, 2025
Days on Market	10
Zoning	RESIDENTIAL

Listing Details

Listing Office	Pearson Smith Realty, LLC
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